

Virginia M. Kessler
570 4th Avenue
Sacramento, CA 95818
916-446-5570

RECEIVED
MAR 23 2006

BOARD OF SUPERVISORS

DATE 3/27/06
☐ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☐ Administrative Assistant
☒ Planning FAX

Homewood address:
5015 West Lake Blvd.
Homewood, Ca
March 21, 2006

RECEIVED 5 BOS rec'd

MAR 27 2006

CLERK OF THE
BOARD OF SUPERVISORS

AGENDA ITEM
DATE: 4/3/06
Villas @ Harborside
TIME: 2:30

RE: Placer County Board of Supervisors Meeting April 3, 2006
Topol's Villas at Harborside, Homewood

To: The Honorable Supervisor Bruce Kranz
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Kranz;

I oppose the additional 9 units proposed for the Villas at Harborside.

The 9 homes on these 3 parcels is to much coverage for the space, and is a departure from the TRPA's requirements for a view corridor.

The inadequate parking spaces, the congestion that it will cause and the safety factor that this additional units will bring. With the additional 9 units and the already built 3 units that's 12 units, with each unit having 3 bedrooms, that could equate to 36 cars minus the 12 parking spaces equals 24 more cars that need to fine parking. With the summer congestion in this area already this could become a nightmare.

Sincerely;

Virginia M Kessler

Virginia M. Kessler

March 22, 2006

Honorable Bruce Kranz
Placer County Supervisor, District 5
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Kranz:

The purpose of this letter is to document and express my opposition to the proposed expansion of the Nate Topol Homewood, Villas at Harborside project. Being a longtime homeowner in Homewood, Lake Tahoe, I cannot stomach anymore of this "block by block" approach to changing Homewood.

Like all communities, Homewood has its identity and this ever-expanding and ever-evolving use does not fit:


- The project violates the intentions of the zoning and is a complete departure from what was previously approved for this property (four single family homes.)
- In keeping with the surrounding neighborhood, high density - fractional ownership is not appropriate for Homewood as it is in say, Kings Beach, California.
- Parking for such a high occupancy development will cause numerous issues in Homewood, the least of which automobile and bicycle accidents and noisy congestion.
- Nine homes (with three stories) on three parcels are repulsively inappropriate in Homewood.
- This development will flat-out overuse the land; approaching the errors made in developing Lake Arrowhead in the southern Sierras.

If approved, this overdone development will change the feeling of Homewood precisely as Mr. Topol's hundreds of buoys have in McKinney Bay.

Mr. Antonnucci in his presentation on February 9, 2006 stated these units are in keeping with the Homewood of the past. As a resident of Homewood for 44 years, I cringe. This is not Homewood of the past but just a money play and will create, again, a repulsive Homewood of the future.

I respectfully ask you to please listen to the residents of Homewood who are desperately asking for another review of this project. Your decision is of tremendous importance to all the residents of Homewood, as this will forever change the rare, quiet and peaceful character of the West Shore of Lake Tahoe.

Sincerely,


Steven C. Breuner

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BOARD OF SUPERVISORS

March 23, 2006

Placer County Board of Supervisors
 175 Fulweiler Avenue
 Auburn, CA 95603

Re: The Villas at Harborside Development in Homewood, California

Gentlemen:

The undersigned, Emmett F. Rhoads and Dorothy S. Rhoads, are property owners at 385 South Street and 5250 Sacramento Street, Homewood, California. Our properties are in close proximity to the above referenced project.

We are opposed to the Villas at Harborside Project because it violates zoning and is a departure from what was approved. There is insufficient parking at present, without additional residences. People launching and using boats from Homewood Marina are now, and have been, parking vehicles and trailers on the unpaved areas, including, without authorization, private property. TRPA and the County should investigate these ordinance violations, plus the allowable lot coverage and view corridor requirements at Harborside.

Very truly yours,

Emmett F. Rhoads
 EMMETT F. RHOADS
 DOROTHY S. RHOADS
 1740 Danielson Court
 Carmichael, CA 95608

Dorothy S. Rhoads

6-BOB rec'd
☐ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☐ Administrative Assistant
☒ Planning FAX

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 RA



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MAR 27 2006

CLERK OF THE
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MAR 27 2006

March 21, 2006

Supervisor Bruce Krantz
175 Fulweiler Avenue
Auburn, Ca. 95603

Ref: Homewood

AGENDA ITEM BOARD OF SUPERVISORS	
DATE:	4/3/06
	Villas @ Harborside
TIME:	2:30


BOS rec'd
DATE 3/28/06
☐ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☐ Administrative Assistant
☒ Planning FAX

Dear Supervisor, we are long time residences of Homewood. We are greatly concerned about the "Villas at Harborside" project. It appears this has been passed around without much input from the Homewood residences. We never received any notices regarding a hearing on this project.

From what we have learned, this project will permanently effect the traffic and parking in our limited area. This is a major change to our area and must have more information available to the citizens of Homewood, prior to allowing the project to go forward.

We are not able to attend the BOS meetings as we work in San Jose and can not take off for this event. We would like our voice to be counted as a "nay" vote on this project as it now stands.

Thank You,


Joe and Judy Shepherd
5985 Lagoon
Homewood, Ca.

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Villas@Harborside
TIME: 2:30

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 MAR 27 2006
 CLERK OF THE
 BOARD OF SUPERVISORS

BOARD OF SUPERVISORS
 PO Box 52
 Ione, Ca 95640

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March 23, 2006

BOS rec'd

Board of Supervisors, at large
 175 Fulweiler Ave
 Auburn, Ca 95603

DATE 3/28/06
☐ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☐ Administrative Assistant
☒ Planning FAX

Gentlemen:

With reference to the appeal filed by the Tahoma resident regarding Topol's proposed Villas at Harborside, Homewood this letter is to request that The Board approve the appeal request. I have been informed legal notice was not given properly prior to the Planning Commission hearing. Therefore, this should be corrected. Please do not approve the Villas at Harborside project because of the lack of parking space.

Yours truly,

Jessie V. Saner
 Jessie V. Saner

Property location
 5070 West Lake Blvd.

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 BOARD OF SUPERVISORS

AGENDA ITEM DATE: <u>4/3/06</u> <u>Villas @ Harborside</u> TIME: <u>2:30</u>
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MAR 27 2006

CLERK OF THE
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MAR 27 2006

BOARD OF SUPERVISORS

222 Stanford Avenue
Kensington, CA 94708
March 22, 2006

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Honorable Bruce Kranz
Supervisor, Placer County
175 Fulweiler Avenue
Auburn, CA 95603

8 BOS rec'd

DATE 3/28/06
☐ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☐ Administrative Assistant
☒ Planning FAX

Dear Supervisor Kranz:

We want to tell you a little of the history of Homewood so you will better understand why we are fighting to preserve its character.

It was "discovered" by Senator Voorhees at the turn of the last Century and close to the time that Standard Oil gave Mr. Obexer the gasoline franchise for the area. He built a home on Upper Trout Street and a boat house on lower Trout Street on the Lake, now owned by the heirs of the late Wally Breuner. Both Wally and his cousin, the late Bill Breuner were early owners who brought people together to protect the area from overzealous people who wanted to cut up lots and destroy its beauty.

Mr. Topol's plans will increase density and destroy the character of Homewood.

We have been coming to Homewood before water, sewers, and gas came in. We hauled water from Madden Creek for drinking etc. and parked on Highway 89 and used a sled and toboggan to get supplies in to the cabin.

Please do not let this proposed change destroy the character of Homewood and turn it into a shopping mall. We will no longer be able to see the lake from the highway with the kind of density that is proposed.

Sincerely,

James A. Sayles
Elda Sayles
 James and Elda Sayles

5025 Sans Souci Terrace
Lot 123

183

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DATE 3/28/06

☐ Board of Supervisors - 5

☒ County Executive Office

☒ County Counsel

☐ Administrative Assistant

☒ Planning

819 Casmalia Way (Winters) (5335 Sacramento Ave. (Summers)

Sacramento, Ca. 95864

P.O. Box 711

March 23, 2006

Homewood, Ca. 96141)

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Honorable Bruce Kranz
Placer County Supervisor, District 5
175 Fulweiler Ave.
Auburn, Ca. 95603

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MAR 27 2006

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BOARD OF SUPERVISORS

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MAR 27 2006

BOARD OF SUPERVISORS.

5 BOS rec'd

I have made one day trips to Tahoe to attend Hearings on Topal's Villas at Harborside on December 6, 2005 and again on February 9, 2006 (NTRAC) because I am interested in the future of Homewood for my heirs. Unfortunately, I am unable to attend your April 3 meeting so I hope this letter will influence your vote.

This year marks the 100th year for my family in Homewood and I have been there over 75 years. I have worked for six different Tahoe Employers including Don Huff, when he owned Homewood Resort. Our home is about 500 yards from this proposal.

I ask that you not approve this proposal for the following reasons:

1. The NTRAC meeting was quite a "dog & pony" show. At this meeting, they tried to show that the historic view of the lake and coverage with 4 lots each filled with 3 large homes would be no different than what historically existed. I worked for the old Homewood Resort and know this property well. The proposed nine new 2000 sq. ft. multistory 3 bedroom homes will make a significantly change to Homewood. Common sense says you simply cannot compare even one of these proposed buildings to the low spread out one story small cottages which previously were there.
2. It had been said that units are being transferred from Topal's Homewood Marina Lodge or his Grubstake Lodge to build the proposed NINE 2000 sq. ft. 3 bedroom, multistory Houses. Previously, it was said he transferred units to gain approval for the unapproved 8 apartments built over the West Shore Café (which had been only approved for 5 apartments). Before that it was said that he transferred units to build the existing 3 three-bedroom houses on one lot!

Four months ago my family had a large family reunion and I rented space for four couples in the Grubstake Lodge. We rented two two bedroom units that each had one exterior door (for a total of two exterior doors). Anyone could see that there were previously four exterior doors and the remodel had simply covered over two exterior doors. **Is this how the Owner gives up units to build more units?**

And I note that the Homewood Marina Lodge was just painted on the exterior, which is not the action, a person would expect for units being given up. **Where are these former units? And what is going to be their disposition? Or are they are going to be transferred again to build even more units?**

3. The proposed 3 lots are each only 80 feet wide. When this area was subdivided in 1894, the Lakeside Subdivision had lots that were about 100 wide x 200 feet. I believe the owner narrowed his 100 foot lots to 80 feet in order to gain one more lot and increase density and resultant profit. **The proposed 80 feet width is a very narrow lot for 3 large buildings and not consistent with other Homewood lakefront properties.**

4. The proposed 3-lot paper plan show side measures of 278 and 286 feet in order to justify the requested coverage. I do not believe this is accurate. When the State Highway system came through in the 1920s and used 40 foot wide Cedar Avenue, Anna Jost, the then owner of Homewood Resort was so happy that they did not build on the shoreline Lake Boulevard like they did north and south of Homewood that she gave with no reimbursement 20 feet of her Lakeside lots and 20 feet of her uphill lots in order to provide the necessary 80 foot width for a state highway.

The current owner has extended his Lakefront property out onto this right away about 18 feet and installed lawn and a sidewalk and square curbing. (As well as installed No Parking and No Boat Trailer Parking, which they admitted at the NTRAK meeting did not have State Highway approval!)

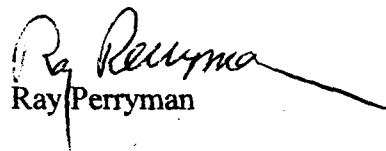
If a person measures from the accurate front property line of these lots, 278 or 286 feet has to extend well past the high water mark, which the State Lands Commission legally owns and may well go into the Lake itself. I am sorry that an automobile injury prevents me from personally measuring this; staff should be able to verify this by on site measurements.

5. Homewood has a significant parking problem around this area because businesses have no onsite parking. The former owner of these Lake front businesses from Silver Street to Fawn also owned all the uphill property, which was mostly parking lot and they did not have any parking problems! High & Dry Marina now has no onsite parking. And Placer County recently made a significant error in approving the Beautiful West Shore Café with only 34 spaces with knowledge they are planning on seating & serving several hundred customers. 34 Spaces are barely adequate for the 8 upstairs apartments and employee staff yet alone the public. **Now, the proposed development has inadequate space for snow removal storage and parking.**

Please do not compound the above problems with an approval of these "Tonopalo" like West Shore units.

Sincerely,

LOIS & RAY PERRYMAN
raynlois@infostations.com


Ray Perryman

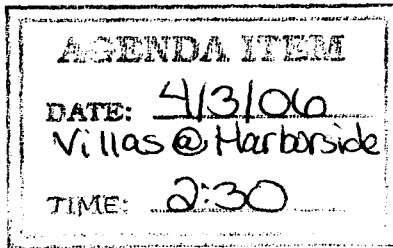
819 Casmalia Way
Sacramento, Ca. 95864
916-974-7671

5335 Sacramento Ave.
P.O. Box 711
Homewood, Ca 96141
530-525-5280

Dr. Earl W. Koberlein and Barbara Koberlein
 915 Chapman St., San Jose, Ca 95126 - 5090 West Lake Blvd, Homewood Ca.
Ewkdds@sbcglobal.net

March 24, 2006

Honorable Bruce Krantz
 Placer County Supervisor
 175 Fulweiler Avenue
 Auburn, CA 95603



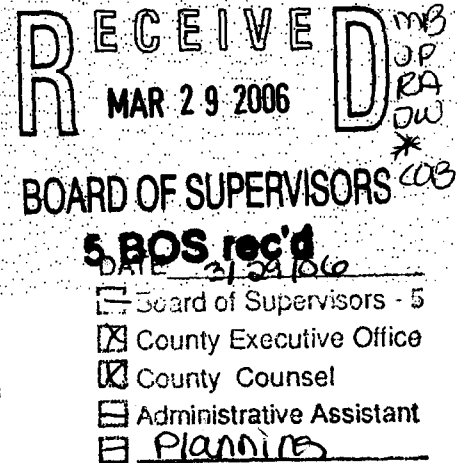
Re: The Villas at Harborside

Dear Supervisor Krantz,

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MAR 29 2006

CLERK OF THE
 BOARD OF SUPERVISORS



My wife and I have a home at 5090 West Lake Blvd which we purchased in 1998. At that time Nate Topal was building a "chalet" style house next door to us. We were told that there would be two or three other large homes built on the adjacent lots to the south. We had no objections to this plan. But this has now changed to high density timeshare dwellings. We are less than 100 yards from the proposed development. We will be highly impacted. The developer now plans to build a total of twelve 2000 sq. ft., 3 bedroom multistory houses. Three of these houses have already been built and sold. The elevations of these twelve dwellings do not compare with what existed historically when the old Homewood Resort occupied the property. We feel this proposal is too dense for the size of the lots, restricts the view of the lake and changes what has been the historic look and appeal of Homewood. Homewood as we know it will be changed.

We oppose the Villas at Harborside. We were one of the many property owners who were not notified of the public hearing held by the Planning Commission meeting in Auburn September 22, 2005. Since our home is so close to the project, we feel we should have been notified. We feel there are many, many problems related to Mr. Topal's developments in Homewood. Homewood has a significant parking problem. In the summer time there are many homeowners and tourists cars parked along West Lake Blvd

(Hwy 89) along with many boat trailers. In the winter, cars parked along the highway overflow from the Homewood Mountain Resort. The businesses have few on site parking spaces; in some cases none at all. Mr. Topal's Homewood Marina Lodge has only a few parking spots on the highway in front of the lodge and Mr. Topal's High and Dry Marina has no on site parking. Mr. Topal's new West Shore Café has only 34 spaces which is highly inadequate since the café will be serving several hundred customers on it's large deck and in the large dinning room. 34 spaces are inadequate for the 8 upstairs apartments and employee staff yet alone the public. This will force more cars onto the highway.

According to the developers, The Villas at Harborside will have one parking space per dwelling. Given the size of each of these homes and the count of 3 + bedrooms per unit, one parking space per unit is inadequate. It has now been stated by Mr. Antonucci that each dwelling will have one parking space plus one additional "stacked parking" space (tandem parking). This seems to be a very complicated parking arrangement. It is naïve to think this will work. When the owner of the car at the front of the stack needs to get out, he must go to the other houses hoping to get all the cars moved. What happens when one of car's owners is on the lake all day or on the ski slope? And what about snow removal and snow storage?

Historically, Homewood and the West Shore has been low key, small businesses and mostly single family homes. It's clear that improvements of some type will be constructed on the subject parcels. We feel because of the nature of this site, its proximity to the lake and the high visibility of the project it should meet more than the minimum requirements of the Planning & Zoning Regulations and the TRPA.

We all treasure our time at beautiful Lake Tahoe and wish to protect and preserve this natural wonder. The density of this development as proposed will stress this sensitive environment and corrupt the visual and aesthetic characteristics of our beautiful, quiet and tranquil neighborhood of Homewood. It will change the west shore of Lake Tahoe forever.

We appreciate your time and attention to review this development. Thank you for your consideration.
 Please help us save Homewood.

Sincerely yours ,

Earl and Barbara Koberlein

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